

PLANNING & ZONING COMMISSION

May 6, 2002

Present:

Michael Davidoff, Chairman
Laura Williamson, 2nd Vice Chair
Joyce Beach
Jerry Kezhaya
Carolyn Kalchthaler
Bill Neukranz
Joy Flick

Absent:

Lee Dunlap, 1st Vice Chair

Staff:

Phyllis M. Jarrell, Director of Planning
Tom Elgin, Development Review Manager
Carrie Lee, Planner
Charles Lee, Planner
Christina Day, Planner
Steve Sims, Planner
Marcus Watson, Planner
Ashley Bailey, Planning Technician
Kent McIlyar, Assistant City Attorney II
Jean Stellatella, Technical Administrative Assistant

The Planning & Zoning Commission meeting was called to order by Chairman Davidoff at 7:02 p.m., Monday, May 6, 2002. Commissioner Neukranz made a motion to approve the agenda. Commissioner Kezhaya seconded the motion, which passed 7-0. Chairman Davidoff stated Agenda Item Nos. 4c, 4i, 4l and 4n would be pulled for individual consideration.

Prior to the agenda review, Tom Elgin, Development Review Manager requested Item No. 8 be tabled until the May 20, 2002 Planning & Zoning Meeting and Item No. 16 be withdrawn per the applicant's request. Commissioner Beach made a motion to approve the April 15, 2002, minutes with minor corrections. Commissioner Kalchthaler seconded the motion, which passed 7-0. Commissioner Flick made a motion to approve the remainder of the Consent Agenda. Commissioner Kezhaya seconded the motion, which passed 7-0.

CONSENT AGENDA

Agenda No. 4a - Final Plat: 39/Pasquinelli's Parker Estates Phase 2 - Applicant: Pasquinelli Portrait Homes

This is a request for 146 Single-Family-Attached residential lots and five open space lots on 21.0± acres located south of Parker Road, 1,000± feet west of Marsh Lane. Zoned Planned Development-108-Single-Family-Attached/Multi-Family-3.

Approved as submitted.

Agenda No. 4b - Final Plat & Revised Conveyance Plat: 5/Wyatt Elementary School Addition, Block A, Lots 2R & 3 - Applicant: Wilmington Trust Company

This is a request for a retail building on one lot and a revised conveyance lot on 8.4± acres located on the southeast corner of McDermott Road and Coit Road. Zoned Planned Development-261-Retail.

Approved as submitted.

Agenda No. 4d - Preliminary Site Plan & Concept Plan: 3/Custer/121 Addition, Block A, Lot 5 - Applicant: Metro Family Church, Inc.

This is a request for a proposed church and future retail and office development on four future lots on 35.0± acres on the southeast corner of State Highway 121 and Kathryn Lane. Zoned Regional Commercial.

Approved as submitted.

Agenda No. 4e - Final Plat & Conveyance Plat: 3/Custer-Ridgeview Addition, Block 1, Lots 1-4 - Applicant: Swisher Partners, L.P.

This is a request for a minor auto repair facility, car wash, and small cleaning shop on two lots on 2.6± acres and two conveyance lots on 6.1± acres on the northwest corner of Ridgeview Drive and Custer Road. Zoned Retail.

Approved as submitted.

Agenda No. 4f - Preliminary Site Plan: 16/EDS Credit Union - Applicant: EDS Credit Union

This is a request for a proposed credit union with drive-thru lanes on one lot on 4.3± acres on the southeast corner of Parkwood Boulevard and Democracy Drive. Zoned Commercial Employment.

Approved as submitted.

Agenda No. 4g - Final Plat & Conveyance Plat: 12/Hedgcoxe-Custer Addition, Block A, Lots 1 & 2 - Applicant: RX Funding Business Trust 2000-1

This is a request for a retail building with a drive-thru window (pharmacy) on one lot on 1.5± acres and a conveyance lot on 12.8± acres on the southeast corner of Hedgcoxe Road and Custer Road. Zoned Retail.

Approved as submitted.

Agenda No. 4h - Revised Site Plan: 50/Plano East Senior High School, Block 1, Lot 1R - Applicant: Plano Independent School District

This is a request for a public senior high school on one lot on 67.1± acres on the northeast corner of Los Rios Boulevard and Merriman Drive. Zoned Estate Development and Agricultural.

Approved as submitted.

Agenda No. 4j - Final Plat: 22/Spencer Addition, Block A, Lot 3 - Applicant: Jerry John Spencer

This is a request for a self-service car wash on one lot on 0.7± acre on the west side of K Avenue, 360± feet south of Legacy Drive. Zoned Corridor Commercial.

Approved as submitted.

Agenda No. 4k - Preliminary Plat: 22/Spencer Addition, Block B, Lot 2 - Applicant: Jerry John Spencer

This is a request for a major automotive facility on one lot on 1.8± acres west of K Avenue, 630± feet north of Legacy Drive. Zoned Corridor Commercial.

Approved subject to additions and/or alterations to the engineering plans as required by the Engineering Department.

Agenda No. 4m - Revised Conveyance Plat: 36/Fairview Central Park Addition, Block A, Lot 3 - Applicant: Fairview Farm Land Co.

This is a request for a future restaurant with a private club on one lot on 2.1± acres on the west side of U. S. Highway 75, 1,174± feet north of Ruisseau Drive. Zoned Corridor Commercial with Specific Use Permit No. 456.

Approved as submitted.

END OF CONSENT AGENDA

ITEMS FOR INDIVIDUAL CONSIDERATION

Agenda No. 4c - Revised Site Plan: 16/The Shops At Legacy, Block A, Lot 1 - Applicant: Shops At Legacy, L. P.

Christina Day, Planner, stated this is a request for a retail building with a drive-thru bank on one lot on 2.2± acres located on the southwest corner of Legacy Drive and Parkwood Boulevard. Zoned Planned Development-65-Central Business-1. Staff recommended approval subject to Staff approval of the revised landscape and facade plans.

After some discussion, Commissioner Williamson made a motion to approve the item subject to Staff approval of the revised landscape and facade plans. Commissioner Flick seconded the motion, which passed 7-0.

Agenda No. 4i - Concept Plan: 9/Preston/Hedgcoxe Addition - Applicant: Land Plan Development Corporation

Carrie Lee, Planner stated this is a request for future office buildings on thirteen lots on 24.9± acres on the southeast corner of Preston Road and Hedgcoxe Road. Zoned Planned Development-159-Office-2 and Office-2. Staff recommended approval as submitted.

After some discussion, Commissioner Flick made a motion to approve the item as submitted. Commissioner Kalchthaler seconded the motion, which passed 7-0.

Agenda No. 4l - Preliminary Site Plan: 13/Legacy Central Theater Addition, Block A, Lots 3, 5, 6, & 7 - Applicant: Fairview Farm Land Company, Ltd.

Ms. Lee stated this is a request for four proposed restaurants on four proposed lots on 8.3± acres on the southwest corner of U. S. Highway 75 and Chase Oaks Boulevard. Zoned Corridor Commercial. Staff recommended approval subject to staff approval of the general tree survey.

After some discussion, Commissioner Flick made a motion to approve the item subject to staff approval of the general tree survey. Commissioner Beach seconded the motion, which passed 7-0.

Agenda No. 4n - Preliminary Site Plan: 22/Timber Brook West No. 2 - Applicant: Douglas Properties, Ltd.

Charles Lee, Planner stated this is a request for 122 proposed single-family residential lots developed at patio home standards on 22.9± acres on the southwest corner of Jupiter Road and Chaparral Road. Zoned Planned Development-19-Multi-Family-2. Staff recommended approval as submitted.

After some discussion, Commissioner Flick made a motion to table the item. Commissioner Kezhaya seconded the motion, which passed 7-0.

END OF ITEMS FOR INDIVIDUAL CONSIDERATION

PUBLIC HEARINGS

Agenda No. 5 - Public Hearing: Zoning Case 2002-13 - Applicant: City of Plano

Tom Elgin, Development Review Manager stated this is a request to amend the Zoning Ordinance, Section 3-1600 (Sign Regulations) of Article 3 (Supplementary Regulations) and related sections of the Zoning Ordinance governing sign standards. Staff recommended approval as follows:

1. Amend Subsection 3-1601 (Administration) H. (Exempt Signs) to add the following standard:
 - “20. Replacement of letters on non-illuminated wall signs with identical letters (same shape and size).”
2. Amend Subsection 3-1602 (Definitions) to change definitions for “Canopy,” “Gross Surface Area of a Sign,” and “Sign, Portable” to read as follows:

“4. Vehicle Service Canopy - A covered structure which shelters a vehicle service use (such as a gas pump island or carwash) and is supported by either one or more columns or by the building to which it is an accessory and is open on two or more sides.

“11. Gross Surface Area of a Sign - The actual area of the face of the sign, unless the sign is not of a regular (square, rectangle, triangle, circle) shape. In the case of an irregular shaped sign, the gross surface area shall be calculated by enclosing the extreme limits of the sign by no more than four (4) contiguous rectangles. The sum of the areas of these rectangles shall be the gross surface area. However, for each rectangle over one, the maximum allowed square footage shall be reduced by ten (10) percent.”

1 rectangle	no reduction
2 rectangles	10% reduction
3 rectangles	20% reduction
4 rectangles	30% reduction

In the event two (2) or more signs share a single structure, each sign or panel may be considered separately for square footage purposes, except that the combined footage of such signs cannot exceed the total square footage allowed for the sign.

In the case of a monument sign, square footage shall be measured by the overall height and width of the sign, including the base.

In the case of a pole sign, up to eight (8) inches is allowed to be deducted for actual support columns.

“61. Sign, Portable - Any sign that is not permanently attached to or affixed to the ground, a building, an object, or other fixed structure. This term specifically includes an advertising display affixed to or installed on a vehicle or other mobile unit, such as a trailer, wheel, or skid.”

3. Amend Subsection 3-1603 (Design and Construction Specifications) A. (Requirements for Wall Signs) to change certain standards as follows:

"2. (b). The height of a horizontal wall sign shall not exceed six (6) feet. The height shall be measured perpendicularly from the horizontal. The width of a vertical wall sign shall not exceed six (6) feet. The width shall be measured perpendicularly from the vertical. Wall signs shall not exceed seventy-five (75) percent of the width or the height of the available wall area or store frontage based on the placement of the sign on the wall area. Vertical clearance shall be subject to the requirements of subsection (3) of this section. Wall signs shall not extend above the wall to which they are attached. Wall signs shall be limited to the following categories: Apartment, Contractor, General Business, Identification, Institution, and Real Estate signs. (Exception: A wall sign may exceed the six (6) foot height or width limit as follows: in the case of a horizontal sign, for every one (1) inch of sign height exceeding six (6) feet, the allowable width of the sign shall be reduced by one (1) percent; in the case of a vertical sign, for every one (1) inch of the sign width exceeding six (6) feet, the allowable height of the sign shall be reduced by one (1) percent.)"

"3. Projection Over Private Property - Projections other than awning or canopy signs over private property shall be allowed over pedestrian sidewalks, walkways and corridors, but not to exceed the following:

Vertical Clearance	Maximum Projection
less than 7 feet	3 inches
7 feet to 8 feet	12 inches
over 8 feet	4 feet"

"5. Vehicle Service Canopy Signs - A canopy sign may be placed on or be an integral part of the face of a canopy. The sign may consist of only the name and/or logo of the business at the location of the canopy and shall not exceed twenty-five (25) square feet or ten (10) percent of the face of the canopy of which it is a part of or to which it is attached, whichever is greater. An illuminated stripe may be incorporated into a canopy. The stripe may extend along the entire length of the face of the canopy. The width or thickness of the stripe shall be limited to one-third (1/3) of the vertical dimension of the face of the canopy. The internal illumination of a canopy is limited to the portions of the canopy face on which a sign or stripe is permitted."

5. Amend Subsection 3-1603 (Design and Construction Specifications) B. (Freestanding Signs) to change certain standards as follows:

“5. Institution Signs - Institution signs erected in residential zoning districts, shall not exceed 32 square feet with a maximum height of 10 feet. Institution signs erected in non-residential zoning districts shall comply with the requirements of a general business sign. Required setback shall be 8 feet from the front property line (or any property line adjacent to a street) and 30 feet from any adjoining property_line. Institution signs are limited to one per street front.”

“6. Multi-Purpose Signs -

e. Required setback for multi-purpose signs shall be thirty (30) feet from front and adjoining private property lines. Multi-purpose signs are limited to one (1) per street front per development, and a minimum spacing of sixty (60) feet from any other freestanding sign must be maintained. Multi-purpose signs that meet the size and height requirements of a general business sign, shall be allowed an 8 foot front setback.”

“11. Menu Board Sign - Menu board signs may be erected in non-residential zoning districts and shall not exceed 40 square feet with a maximum height of six (6) feet. Required setback shall be a minimum of eight (8) feet from any property line, and shall be a minimum ten (10) feet from any other menu board sign.”

6. Amend Subsection 3-1603 (Design and Construction Specifications) D. (Miscellaneous Requirements for Freestanding Signs) to add the following standards:

“10. Signs that have a base/pole that exceeds 50% of the total width of the sign shall be classified as a monument sign.”

“11. When the minimum building line setback is less than the minimum sign setback, the minimum building line shall apply to any freestanding sign, including temporary signs.”

7. Amend Subsection 3-1603 (Design and Construction Specifications) E. (Temporary Signs) to add certain standards as follows:

- “10. Special Event Signage - Special Event Signage shall be reviewed as part of the overall Special Event Permit as set out in the Code of Ordinances, City of Plano, and shall be limited to the following:
- a. Any signage allowed under promotional signage.
 - b. One, maximum 100 square foot sign, maximum height of 15 feet.
 - c. All special event signage shall be limited to the property holding the event.
 - d. The sign shall be allowed up to 14 days prior to the event and shall be removed within 24 hours at the end of the event.”
8. Amend Subsection 3-1603 (Design and Construction Specifications) to add the following standard:
- “H. Reader Boards/Electronic Message Center - Any reader board/electronic message center area of a sign shall not exceed 75% of the allowable square footage for any sign type.”
9. Amend Subsection 3-1604 (General) C. (Prohibited Signs) to change certain standards as follows:
- “4. Portable Signs
- An advertising display affixed or installed on a vehicle is exempt from this provision if the vehicle:
- a. is operable and has an unexpired motor vehicle registration and a valid motor vehicle inspection certificate
 - b. is parked at least 20 feet away from the curb or edge of a public right-of-way
 - c. has not remained in the area as described in subsection (b) of this section longer than 48 hours if visible from a public right-of-way.”

- “15. No person shall attach any sign, paper or other material, or paint, stencil or write any name, number (except house numbers) or otherwise mark on any sidewalk, curb, gutter, street, utility pole, public building, any fence, screening wall, retaining wall, or structure except as otherwise allowed by this Ordinance.”
10. Amend Subsection 3-1604 (General) C. (Prohibited Signs) to add the following standard:
- “19. Off site/premise signage.”
11. Amend Subsection 3-1605 (Downtown Sign District) G. (Sign Standards) to change certain standards as follows:
- “6. Building Identification Sign
- Building Identification Signs shall be considered as projecting signs or wall signs, attached or painted, for purposes of this section, except when historic.”
- “15. Projecting Signs
- a. General - Projecting signs greater than two (2) feet in width must maintain a minimum clearance of seven (7) feet above the ground or sidewalk, and two (2) feet from the curb. Projecting signs must not extend above the wall to which it is attached.
- b. Sign Area and Structure Size - A projecting sign located within seven (7) feet of the ground or sidewalk shall not exceed five (5) square feet in area per face. The area per face of a projecting sign located over seven (7) feet above the ground or sidewalk shall be calculated based on the total height of the wall to which the sign is attached at one (1) square foot per one (1) foot of wall height. The maximum height of the total sign structure shall not exceed one-third (1/3) of the total height of the wall to which it is attached and shall not project more than six (6) feet.”
- “16. Wall Signs, Attached
- a. General - Attached wall signs must be mounted parallel to the wall surface and may not extend above the wall to which it is attached. Wall signs may not project more than six (6) inches from the wall surface.

b. Sign Area and Structure Size - The maximum permitted sign area for a single business or single storefront shall be one (1) square foot per linear foot of business frontage along a public street. The width of the sign structure shall not exceed half the width of the business' linear frontage. The maximum height of the sign structure shall not exceed one-third (1/3) of the total height of the wall to which it is attached.

c. Wall Signs Used for Building Identification Purposes - The sign area for an Attached Wall Sign used for building identification purposes shall be calculated based on the width of the building's facade to which the sign is attached. The width of the sign structure shall not exceed half the width of the building's linear frontage. The maximum height of the sign structure shall not exceed one-third (1/3) of the total height of the wall to which it is attached."

"17. Wall Signs, Painted

a. General - In Area A of the district, only existing historic painted signs shall be allowed. They may be maintained and refurbished, but the message may not change. Painted wall signs shall be allowed in Area B of the district.

b. Sign Area - The maximum permitted sign area for a single business or single storefront shall be one (1) square foot per linear foot of business frontage along a public street. The width of the sign shall not exceed half the width of the business' linear frontage. The maximum height of the sign shall not exceed one-third (1/3) of the total height of the wall to which it is attached.

c. Wall Signs Used for Building Identification Purposes - The sign area for a Painted Wall Sign used for building identification purposes shall be calculated based on the width of the building's facade to which the sign is attached. The width of the sign shall not exceed half the width of the building's linear frontage. The maximum height of the sign shall not exceed one-third (1/3) of the total height of the wall to which it is attached."

The public hearing was opened. No one spoke for or against the item. The public hearing was closed.

After much discussion primarily about the length of time a sign could be displayed and the height a sign should be, four votes were taken before there was a consensus to approve the item. Commissioner Williamson made a motion to approve the item subject to the following:

1. Amend Subsection 3-1601 (Administration) H. (Exempt Signs) to add the following standard:

“20. Replacement of letters on non-illuminated wall signs with identical letters (same shape and size).”

2. Amend Subsection 3-1602 (Definitions) to change definitions for “Canopy,” “Gross Surface Area of a Sign,” and “Sign, Portable” to read as follows:

“4. Vehicle Service Canopy - A covered structure which shelters a vehicle service use (such as a gas pump island or carwash) and is supported by either one or more columns or by the building to which it is an accessory and is open on two or more sides.

“11. Gross Surface Area of a Sign - The actual area of the face of the sign, unless the sign is not of a regular (square, rectangle, triangle, circle) shape. In the case of an irregular shaped sign, the gross surface area shall be calculated by enclosing the extreme limits of the sign by no more than four (4) contiguous rectangles. The sum of the areas of these rectangles shall be the gross surface area. However, for each rectangle over one, the maximum allowed square footage shall be reduced by ten (10) percent.”

1 rectangle	no reduction
2 rectangles	10% reduction
3 rectangles	20% reduction
4 rectangles	30% reduction

In the event two (2) or more signs share a single structure, each sign or panel may be considered separately for square footage purposes, except that the combined footage of such signs cannot exceed the total square footage allowed for the sign.

In the case of a monument sign, square footage shall be measured by the overall height and width of the sign, including the base.

In the case of a pole sign, up to eight (8) inches is allowed to be deducted for actual support columns.

“61. Sign, Portable - Any sign that is not permanently attached to or affixed to the ground, a building, an object, or other fixed structure. This term specifically includes an advertising display affixed to or installed on a vehicle or other mobile unit, such as a trailer, wheel, or skid.”

3. Amend Subsection 3-1603 (Design and Construction Specifications) A. (Requirements for Wall Signs) to change certain standards as follows:

“2. (b). The height of a horizontal wall sign shall not exceed six (6) feet. The height shall be measured perpendicularly from the horizontal. The width of a vertical wall sign shall not exceed six (6) feet. The width shall be measured perpendicularly from the vertical. Wall signs shall not exceed seventy-five (75) percent of the width or the height of the available wall area or store frontage based on the placement of the sign on the wall area. Vertical clearance shall be subject to the requirements of subsection (3) of this section. Wall signs shall not extend above the wall to which they are attached. Wall signs shall be limited to the following categories: Apartment, Contractor, General Business, Identification, Institution, and Real Estate signs. (Exception: A wall sign may exceed the six (6) foot height or width limit as follows: in the case of a horizontal sign, for every one (1) inch of sign height exceeding six (6) feet, the allowable width of the sign shall be reduced by one (1) percent; in the case of a vertical sign, for every one (1) inch of the sign width exceeding six (6) feet, the allowable height of the sign shall be reduced by one (1) percent.)”

“3. Projection Over Private Property - Projections other than awning or canopy signs over private property shall be allowed over pedestrian sidewalks, walkways and corridors, but not to exceed the following:

Vertical Clearance	Maximum Projection
less than 7 feet	3 inches
7 feet to 8 feet	12 inches
over 8 feet	4 feet”

- “5. Vehicle Service Canopy Signs - A canopy sign may be placed on or be an integral part of the face of a canopy. The sign may consist of only the name and/or logo of the business at the location of the canopy and shall not exceed twenty-five (25) square feet or ten (10) percent of the face of the canopy of which it is a part of or to which it is attached, whichever is greater. An illuminated stripe may be incorporated into a canopy. The stripe may extend along the entire length of the face of the canopy. The width or thickness of the stripe shall be limited to one-third (1/3) of the vertical dimension of the face of the canopy. The internal illumination of a canopy is limited to the portions of the canopy face on which a sign or stripe is permitted.”
5. Amend Subsection 3-1603 (Design and Construction Specifications) B. (Freestanding Signs) to change certain standards as follows:
- “5. Institution Signs - Institution signs erected in residential zoning districts, shall not exceed 32 square feet with a maximum height of 10 feet. Institution signs erected in non-residential zoning districts shall comply with the requirements of a general business sign. Required setback shall be 8 feet from the front property line (or any property line adjacent to a street) and 30 feet from any adjoining property_line. Institution signs are limited to one per street front.”
- “6. Multi-Purpose Signs -
- f. Required setback for multi-purpose signs shall be thirty (30) feet from front and adjoining private property lines. Multi-purpose signs are limited to one (1) per street front per development, and a minimum spacing of sixty (60) feet from any other freestanding sign must be maintained. Multi-purpose signs that meet the size and height requirements of a general business sign, shall be allowed an 8 foot front setback.”
- “11. Menu Board Sign - Menu board signs may be erected in non-residential zoning districts and shall not exceed 40 square feet with a maximum height of six (6) feet. Required setback shall be a minimum of eight (8) feet from any property line, and shall be a minimum ten (10) feet from any other menu board sign.”
6. Amend Subsection 3-1603 (Design and Construction Specifications) D. (Miscellaneous Requirements for Freestanding Signs) to add the following standards:

- “10. Signs that have a base/pole that exceeds 50% of the total width of the sign shall be classified as a monument sign.”
- “11. When the minimum building line setback is less than the minimum sign setback, the minimum building line shall apply to any freestanding sign, including temporary signs.”
7. Amend Subsection 3-1603 (Design and Construction Specifications) E. (Temporary Signs) to add certain standards as follows:
- “10. Special Event Signage - Special Event Signage shall be reviewed as part of the overall Special Event Permit as set out in the Code of Ordinances, City of Plano, and shall be limited to the following:
- a. Any signage allowed under promotional signage.
 - b. One, maximum 100 square foot sign, maximum height of 15 feet.
 - c. All special event signage shall be limited to the property holding the event.
 - d. The sign shall be allowed up to 14 days prior to the event and shall be removed within 24 hours at the end of the event.”
8. Amend Subsection 3-1603 (Design and Construction Specifications) to add the following standard:
- “H. Reader Boards/Electronic Message Center - Any reader board/electronic message center area of a sign shall not exceed 75% of the allowable square footage for any sign type.”
9. Amend Subsection 3-1604 (General) C. (Prohibited Signs) to change certain standards as follows:
- “4. Portable Signs

An advertising display affixed or installed on a vehicle is exempt from this provision if the vehicle:

- a. is operable and has an unexpired motor vehicle registration and a valid motor vehicle inspection certificate
- b. is parked at least 20 feet away from the curb or edge of a public right-of-way
- c. has not remained in the area as described in subsection (b) of this section longer than 60 hours if visible from a public right-of-way.”

“15. No person shall attach any sign, paper or other material, or paint, stencil or write any name, number (except house numbers) or otherwise mark on any sidewalk, curb, gutter, street, utility pole, public building, any fence, screening wall, retaining wall, or structure except as otherwise allowed by this Ordinance.”

10. Amend Subsection 3-1604 (General) C. (Prohibited Signs) to add the following standard:

“19. Off site/premise signage.”

11. Amend Subsection 3-1605 (Downtown Sign District) G. (Sign Standards) to change certain standards as follows:

“6. Building Identification Sign

Building Identification Signs shall be considered as projecting signs or wall signs, attached or painted, for purposes of this section, except when historic.”

“15. Projecting Signs

a. General - Projecting signs greater than twenty (20) inches in width must maintain a minimum clearance of seven (7) feet above the ground or sidewalk, and two (2) feet from the curb. Projecting signs must not extend above the wall to which it is attached.

b. Sign Area and Structure Size - A projecting sign located within seven (7) feet of the ground or sidewalk shall not exceed five (5) square feet in area per face. The area per face of a projecting sign located over seven (7) feet above the ground or sidewalk shall be calculated based on the total height of the wall to which the sign is attached at one (1) square foot per one (1) foot of wall height. The maximum height of the total sign structure shall not exceed one-third (1/3) of the total height of the wall to which it is attached and shall not project more than six (6) feet.”

“16. Wall Signs, Attached

a. General - Attached wall signs must be mounted parallel to the wall surface and may not extend above the wall to which it is attached. Wall signs may not project more than six (6) inches from the wall surface.

b. Sign Area and Structure Size - The maximum permitted sign area for a single business or single storefront shall be one (1) square foot per linear foot of business frontage along a public street. The width of the sign structure shall not exceed half the width of the business' linear frontage. The maximum height of the sign structure shall not exceed one-third (1/3) of the total height of the wall to which it is attached.

c. Wall Signs Used for Building Identification Purposes - The sign area for an Attached Wall Sign used for building identification purposes shall be calculated based on the width of the building's facade to which the sign is attached. The width of the sign structure shall not exceed half the width of the building's linear frontage. The maximum height of the sign structure shall not exceed one-third (1/3) of the total height of the wall to which it is attached.”

“17. Wall Signs, Painted

a. General - In Area A of the district, only existing historic painted signs shall be allowed. They may be maintained and refurbished, but the message may not change. Painted wall signs shall be allowed in Area B of the district.

b. Sign Area - The maximum permitted sign area for a single business or single storefront shall be one (1) square foot per linear foot of business frontage along a public street. The width of the sign shall not exceed half the width of the business' linear frontage. The maximum height of the sign shall not exceed one-third (1/3) of the total height of the wall to which it is attached.

c. Wall Signs Used for Building Identification Purposes - The sign area for a Painted Wall Sign used for building identification purposes shall be calculated based on the width of the building's facade to which the sign is attached. The width of the sign shall not exceed half the width of the building's linear frontage. The maximum height of the sign shall not exceed one-third (1/3) of the total height of the wall to which it is attached."

Commissioner Kalchthaler seconded the motion, which passed 7-0.

Agenda No. 6 - Public Hearing: Zoning Case 2002-14 - Applicant: Tin Star Restaurant

Ms. Day, Planner stated this is a request for a Specific Use Permit (SUP) for a Private Club on 0.1± acre located 110± feet east of Coit Road, 143± feet south of Mapleshade Lane. Zoned Corridor Commercial. Neighborhood #72. No letters were received for the item. Staff recommended approval as submitted.

The public hearing was opened. No one spoke for or against the item. The public hearing was closed.

There being no discussion, Commissioner Flick made a motion to approve the item as submitted. Commissioner Kezhaya seconded the motion, which passed 7-0.

Agenda No. 7 - Public Hearing: Zoning Case 2002-15 - Applicant: City of Plano

Steve Sims, Planner, stated this is a request to rezone 6.8± acres of the Hunters Glen Retail Village, Block A, Lot 1, on the southwest corner of Bay Hill Drive and Custer Road from Planned Development-468-Retail (PD-468-R) with Specific Use Permit #40 (SUP #40) for retirement housing uses to Office-1 (O-1). This zoning request also proposes to rescind Specific Use Permit #40 for Retirement Housing. Zoned Planned Development-468-Retail with Specific Use Permit #40. Neighborhood #34. No letters were received for the item. Staff recommended approval as submitted.

The public hearing was opened. No one spoke for or against the item. The public hearing was closed.

There being no discussion, Commissioner Kezhaya made a motion to approve the item as submitted. Commissioner Neukranz seconded the motion, which passed 7-0.

Agenda No. 8 - Public Hearing: Zoning Case 2002-17 - Applicant: City of Plano

Mr. Elgin stated this is a request to amend Article 6 (Procedures) of the Zoning Ordinance to determine authorized signatures and deadlines for receipt of zoning comment and protest letters. Staff recommended the item be tabled until the May 20, 2002, Planning & Zoning Meeting.

The public hearing was opened. No one spoke for or against the item. The public hearing was closed.

There being no discussion, Commissioner Kezhaya made a motion to table the item until the May 20, 2002, Planning & Zoning Meeting. Commissioner Neukranz seconded the motion, which passed 7-0.

Agenda No. 9 - Public Hearing - Preliminary Replat, Conveyance Plat & Revised Site Plan: 8/Omnicom, Phase I, Block A, Lots 1R & 2 - Applicant: Koll Real Estate Group

Ms. Day stated this is a request for an office development on one lot and one conveyance lot on 26.2± acres on the northeast corner of Legacy Drive and Parkwood Boulevard. Zoned Commercial Employment. No letters were received for the item. Staff recommended approval subject to:

Preliminary Replat & Conveyance Plat: Additions and/or alterations to the engineering plans as required by the Engineering Department.

Revised Site Plan As submitted.

The public hearing was opened. No one spoke for or against the item. The public hearing was closed.

There being no discussion, Commissioner Flick made a motion to approve the item subject to:

Preliminary Replat & Conveyance Plat: Additions and/or alterations to the engineering plans as required by the Engineering Department.

Revised Site Plan As submitted.

Commissioner Beach seconded the motion, which passed 7-0.

Agenda No. 10 - Public Hearing - Replat & Revised Site Plan: 55/Preston Park Village Addition, Block A, Lots 1R & 2 - Applicant: Regency Centers, Inc.

Ms. Day stated this is a request for a retail and office development on two lots on 29.4± acres on the southeast corner of Park Boulevard and Preston Road. Zoned Planned Development-189-Retail/Office-2 (PD-189-R/O-2). No letters were received for the item. Staff recommended approval as submitted.

The public hearing was opened. No one spoke for or against the item. The public hearing was closed.

After a brief discussion, Commissioner Williamson made a motion to approve the item. Commissioner Flick seconded the motion, which passed 7-0.

Agenda No. 11 - Public Hearing - Replat: 67/P. R. Garrett Addition, Block 7, Lot 5R - Applicant: Habitat for Humanity

Mr. Lee stated this is a request for a single-family residential lot on 0.4± acre on the southwest corner of 13th Street and F Avenue. Zoned General Residential. No letters were received for the item. Staff recommended approval as submitted.

The public hearing was opened. No one spoke for or against the item. The public hearing was closed.

There being no discussion, Commissioner Beach made a motion to approve the item as submitted. Commissioner Kezhaya seconded the motion, which passed 7-0.

Agenda No. 12 - Public Hearing - Preliminary Replat & Site Plan: 55/Bellinger Business Park, Block A, Lot 1R - Applicant: David McDavid

Mr. Lee stated this is a request for a proposed major automotive repair facility on one lot on 4.1± acres on the north side of Commerce Drive, 425± feet east of Plano Parkway. Zoned Light Industrial-1. No letters were received for the item. Staff recommended approval subject to:

Preliminary Replat: Additions and/or alterations to the engineering plans as required by the Engineering Department.

Site Plan: Staff approval of the landscape plan

The public hearing was opened. No one spoke for or against the item. The public hearing was closed.

After some discussion, Commissioner Flick made a motion to approve the item subject to the requirement to screen the dumpster as indicated in #8 General Notes. Commissioner Kalchthaler seconded the motion, which passed 7-0.

Agenda No. 13 - Public Hearing - Revised Site Plan & Preliminary Replat: 71/Lexington Business Centre, Block 1, Lots 1R & 2 - Applicant: James E. Mogavero Trust et al

Mr. Lee stated this is a request for an existing retail building and existing gasoline pumps on two lots on 15.9± acres on the west side of Coit Road, 1,000± feet north of S. H. 190. Zoned Corridor Commercial. No letters were received for the item. Staff recommended approval subject to:

Revised Site Plan: Staff approval of the landscape plan.

Preliminary Replat: Additions and/or alterations to the engineering plans as required by the Engineering Department.

The public hearing was opened. No one spoke for or against the item. The public hearing was closed.

After a brief discussion, Commissioner Neukranz made a motion to approve the item subject to:

Revised Site Plan: Staff approval of the landscape plan.

Preliminary Replat: Additions and/or alterations to the engineering plans as required by the Engineering Department.

Commissioner Kezhaya seconded the motion, which passed 7-0.

Agenda No. 14 - Public Hearing - Replat: 37/Shawnee Park, Block A, Lot 1 - Applicant: City of Plano

Mr. Lee stated this is a request for a city park on 44.0± acres on the north side of Parker Road, 600± feet east of P Avenue. Zoned Single-Family-7 and Agricultural. Four letters were received for the item, three in favor and one neither for nor against. Staff recommended approval as submitted.

The public hearing was opened. The following people spoke regarding the item: Sheila Murphy, 3396 P Avenue; Kay Frank, 3468 Chelsea Lane; and Bishop R. T. Turner, 3340 Buckingham Lane. Their concerns were increased traffic volume, sufficient parking, more lighting, and property loss. No one else spoke for or against the item. The public hearing was closed.

After some discussion, Commissioner Neukranz made to motion to approve the item as submitted. Commissioner Kezhaya seconded the motion, which passed 7-0.

Agenda No. 15 - Public Hearing - Replat: 67/P. R. Garrett Addition, Block 3, Lot 3R - Applicant: Habitat for Humanity

Mr. Lee stated this is a request for a single-family residential lot on 0.2± acre on the west side of F Avenue, 270± feet south of 12th Street. Zoned General Residential. No letters were received for the item. Staff recommended the Planning & Zoning Commission accept the applicant's request to withdraw this item.

The public hearing was opened. No one spoke for or against the item. The public hearing was closed.

There being no discussion, Commissioner Flick made a motion to accept the applicant's request to withdraw the item from consideration. Commissioner Kezhaya seconded the motion, which passed 7-0.

Agenda No. 16 - Preliminary Site Plan: 4/Coit West Addition, Block A, Lots 1-4 - Applicant: Li & Glendenning Investments

Ms. Day stated this is a request for an office development on four lots on 5.5± acres located on the southwest corner of McDermott Road and Coit Road. Zoned Office-1 with Specific Use Permit #437 for a Veterinarian Clinic. Staff recommended the Planning & Zoning Commission accept the applicant's request to withdraw the item from consideration.

The public hearing was opened. No one spoke for or against the item. The public hearing was closed.

There being no discussion, Commissioner Williamson made a motion to accept the applicant's request to withdraw the item from consideration. Commissioner Flick seconded the motion, which passed 7-0.

END OF PUBLIC HEARINGS

There being no further discussion, Chairman Davidoff adjourned the meeting at 8:59 p.m.

Planning & Zoning Commissioner

xc: Honorable Mayor and City Council
Thomas H. Muehlenbeck, City Manager